

Belvidere Character Area Local Planning Policy

Draft December 2024

Version Control

Version #	Date	Action
1	Date of Adoption (00/00/00)	Adopted
2	Date of Amendment	Amended
3	Date of Amendment	Amended

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1. Citation

This is a local planning policy prepared under Schedule 2 of the *Planning and Development (Local Planning Schemes) Regulations 2015*. This policy may be cited as the *Belvidere Character Area Local Planning Policy*.

2. Purpose and Application

2.1 Purpose

The purpose of this policy is to:

- (a) Define the boundaries of and the characteristics of the Belvidere Character Area.
- (b) Guide appropriate design outcomes for development within the character area.

2.2 Application

This policy applies to all applications for development approval within the Belvidere Character Area as shown in Figure 1.

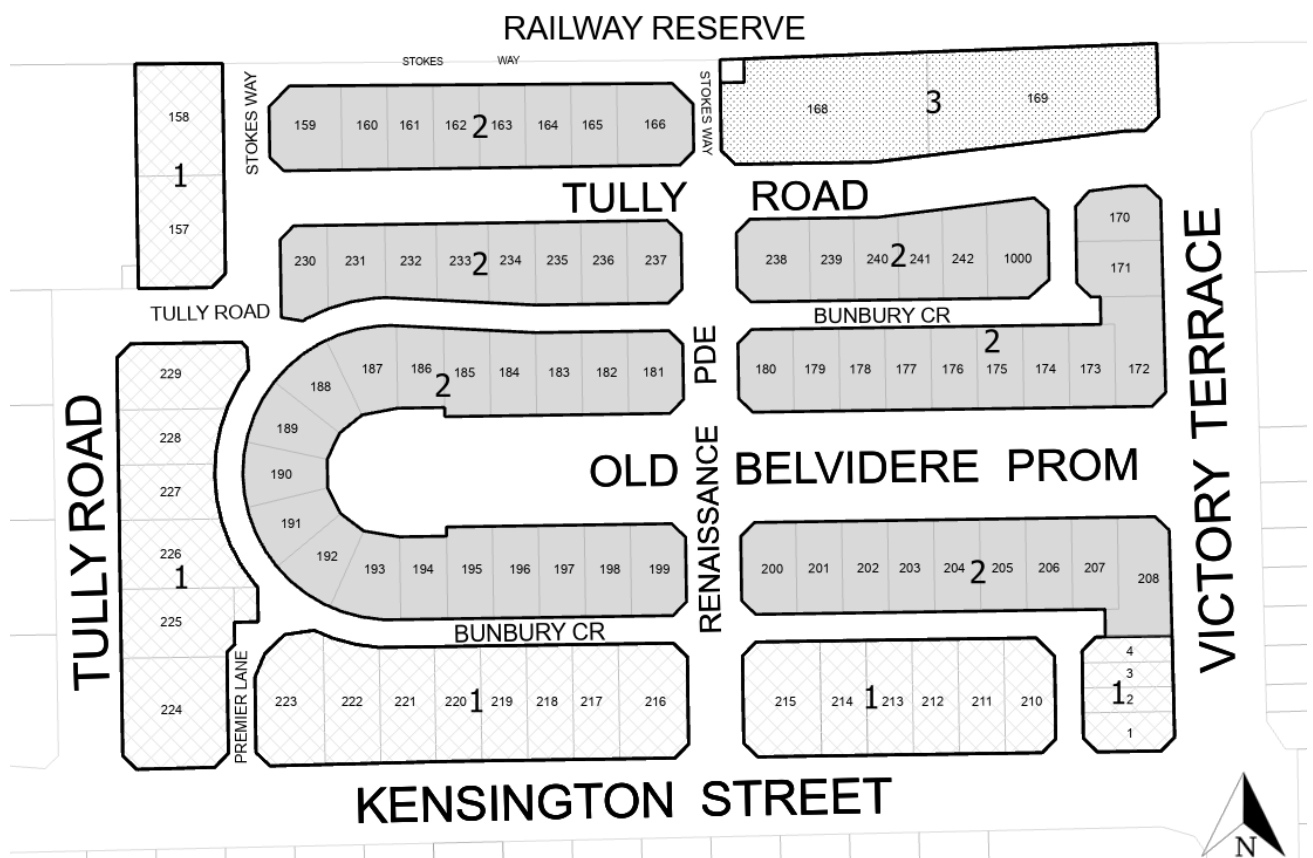


Figure 1. Belvidere Character Area Map

2.3 Relationship to other Planning Documents

This policy should be read in conjunction with the *City of Perth Local Planning Scheme No. 3* (LPS3) and other relevant local planning policies, including the *Claisebrook Village Local Planning Policy*.

Where this policy is inconsistent with LPS3, the provisions of LPS3 prevail to the extent of any inconsistency.

Where this policy is inconsistent with other relevant local planning policies, the provisions of this policy prevail to the extent of any inconsistency.

2.4 Relationship to the Residential Design Codes

For residential development within the Belvidere Character Area, this policy should be read in conjunction with the *Residential Design Codes Volume 1* and the *Residential Design Codes Volume 2* (R-Codes Volume 1 and R-Codes Volume 2) and the *Residential Design (Variation of R-Codes) Local Planning Policy*.

This policy amends, replaces or augments the Deemed-to-Comply and Acceptable Outcomes of the R-Codes Volume 1 and R-Codes Volume 2 as detailed in Tables 1 and 2.

Table 1. Relationship to the R-Codes Volume 1

Design Element	Deemed-to-Comply Modification	Applicable Provision
1.1 Private Open Space	Replace C1.1.1, C1.1.2 C1.1.3	5.2.9, 5.3.8 5.3.8
1.2 Trees and landscaping	Augment C1.2.1	4.8(c)
1.4 Water management and conservation	Augment C1.4.1 Replace C1.4.2	4.8(a), 4.8(b), 4.9(f) 4.9(g)
2.5 Utilities	Augment C2.5.1, C2.5.2 C2.5.3	4.9(a), 4.9(b), 4.9(d), 4.9(e), 4.9(h) 4.9 (c)
3.2 Building height	Replace C3.2.1	4.2
3.3 Street setbacks	Replace C3.3.1, C3.3.2, C3.4.1 C3.3.3 C3.3.4, C3.3.5, C3.3.6	4.1, 4.3, 5.1.7(b), 5.2.6(d) 4.1 4.3
3.4 Lot boundary setbacks	Replace C3.4.1, C3.4.2, C3.4.3, C3.4.4, C3.4.5	4.1
3.5 Site works and retaining walls	Augment C3.5.1, C3.5.2, C3.5.3	5.1.6, 5.2.5, 5.3.4
3.6 Streetscape	Replace C3.6.1 C3.6.7, C3.6.8	5.1.3(b), 5.2.2(b), 5.3.2(c) 4.6, 5.1.6, 5.2.5, 5.3.4
3.7 Access	Replace	

	C3.7.1 C3.7.3 Augment C3.7.8	4.3(a), 5.1.3(a), 5.2.2(a), 5.3.2(a), 4.3.1(b) 5.1.3(b), 5.2.2(b), 5.3.2(c)
1.1 Site area (Part D)	Delete C1.1.7, C1.1.8	

Table 2. Relationship to the R-Codes Volume 2

Design Element	Acceptable Outcome Modification	Applicable Provision
2.2 Building Height	Replace A 2.2.1	4.2
2.3 Street Setbacks	Replace A2.3.1	4.1
2.4 Side and rear setbacks	Replace A2.4.1	4.1
3.3 Tree Canopy and Deep Soil Areas	Augment A3.3.5	4.8(c)
3.6 Public domain interface	Augment A3.6.1 A3.6.6	5.2.8 4.6(b), 5.1.6, 5.3.4
3.7 Pedestrian Access and Entries	Augment A3.7.1	5.1.3(b), 5.3.2(c)
3.8 Vehicle Access	Replace A3.8.1	4.3.1, 5.1.3(a), 5.3.2(a)
3.9 Car and Bicycle Parking	Augment A3.9.6, A3.9.10	5.3.2
4.4 Private Open Space and Balconies	Augment A4.4.1	5.3.8(a), 5.3.8(b), 5.3.8(c)
4.10 Façade Design	Augment A4.10.1 A4.10.6 Replace 4.10.4	5.1.2(a), 5.1.2(b), 5.1.10(a), 5.1.10(b), 5.1.10(f), 5.1.10(h), 5.1.10(i), 5.1.10(j), 5.1.10(k), 5.3.5(a), 5.3.7(a), 5.3.7(b), 5.3.7(g), 5.3.7(h), 5.3.7(i) 5.1.9 4.9(b)

	Delete A4.10.2	
4.11 Roof Design	Augment A4.11.1	4.5, 5.1.10(c), 5.1.10(d), 5.3.7(c), 5.3.7(d)
4.12 Landscape Design	Augment A4.12.2	4.8(c)
4.16 Water management and conservation	Replace A4.16.2, A4.16.3	4.9(f), 4.9(g)
4.17 Waste Management	Replace A4.17.4	4.9(h)
4.18 Utilities	Augment A4.18.1, A4.18.3	4.9(a), 4.9(b), 4.9(c), 4.9(d)

3. Architectural Character

The architectural character promoted by this policy is of a contemporary nature with a consistency of form, materials and detailing which, whilst allowing for freedom of design expression, will unify development within this area.

Built form requirements are described in detail in this policy dealing with the various categories of development. Generally, the required design solution will include the following:

- (a) Strong and clear expression of building forms.
- (b) Articulation of buildings into separate elements which express distinct forms, provide an interplay of light and shade and establish variety within the development. The design form of each building should be cognisant of the form, scale and the design elements of any existing neighbours and aim at achieving a common design thread which, whilst facilitating individual expression, contributes to a consistency of the streetscape.
- (c) Clearly defined roof forms.
- (d) Expressed structural elements with finely detailed lightweight steel or timber preferred as an aesthetic over mass reinforced concrete.
- (e) Consistent detailing aimed at reducing the perceived visual bulk of building mass and enhancing the identity of individual buildings through the use of materials, structural elements, colour, texture, elements of the built form such as awnings, canopies, verandahs, sunscreens, balconies and the building form itself.
- (f) Consistency of window opening proportions and size.
- (g) Controlled use of a rich palette of colours and materials including red brick, rendered/painted masonry, light framing with profiled steel sheet cladding, timber boards/panels etc. The inclusion of some red face brickwork will be required to commercial and mixed-use developments as a reference recognising the significant heritage contribution to the 'East Perth Vernacular' made by various warehouse/commercial buildings and specifically exemplified by the old Boans warehouse.

- (h) Particular design emphasis to corner sites. These sites tend to play a special role in defining the quality of the adjoining public spaces, often becoming landmarks which assist people's understanding of the local environment. Consideration should be given to the use of feature elements to give prominence to corner buildings and in some instances the opportunity is provided for extra building height to be introduced. These instances are illustrated in the relevant building envelope diagrams.
- (i) Design which complements neighbouring buildings through the sensitive use of form, materials, details etc.
- (j) Avoidance of a design approach which makes a superficial stylistic reference to historical design periods.
- (k) Avoidance of commercial developments exhibiting minimal design input.

4. Development Provisions

4.1 Setbacks

- (a) Buildings shall be setback in accordance with Table 3 and Figures 2 and 3. Setbacks are measured at right angles from the relevant boundary to the closest section of wall.
- (b) Figures 2 and 3 illustrate the extent of setbacks only and all other requirements (e.g. open space) must be met.

Table 3. Building Setbacks

Lot	Primary Street	Secondary Street	Side/Rear
1-4	Kensington Street 3m to walls, with nil to verandahs and balconies and awning or canopy to within 0.6m of road edge.	Victory Terrace, Bunbury Crescent Ground floor: Nil for non-residential, or 1m for residential and nil to verandahs and balconies. Upper floor: 1m (residential and non-residential)	Nil
157 – 158	Nil	Nil (Lot 157 only)	Nil Where the building is constructed to the Western Power lot boundary, openings are not permitted. Lot 158: Where the building is constructed to the Railway Reserve side boundary, openings are permitted.
159 - 166	3m, with balconies permitted within 1m of boundary	1m, with balconies permitted to project up to the boundary	Side: Nil Rear: 1.5m to ground floor with 45° sight lines to road. Nil to first floor
168-169	3m minimum, or as required to clear easement	Nil, except 3m to Victory Terrace for Lot 169	Nil

Lot	Primary Street	Secondary Street	Side/Rear
170-171	3m, with balconies permitted to project within 1m of boundary	1m, with balconies permitted to project up to the boundary	Nil
172	Old Belvidere Promenade 1m within 3m of and including the truncation at Victory Terrace with balconies permitted to project up to the boundary 3m to walls for the balance of the Old Belvidere Promenade boundary with balconies and verandahs permitted to project to within 1m of the boundary.	Victory Terrace 1m up to and including the truncation at Old Belvidere Promenade with balconies permitted to project up to the boundary Bunbury Crescent Nil	Nil
173-207	3m, with balconies permitted to project within 1m of boundary	1m, with balconies permitted to project up to the boundary	Nil
208	Old Belvidere Promenade 1m within 3m of and including the truncation at Victory Terrace with balconies permitted to project up to the Boundary. 3m to walls for the balance of the Old Belvidere Promenade boundary with balconies and verandahs permitted to project to within 1m of the boundary.	Victory Terrace 1m up to and including the truncation at Old Belvidere Promenade with balconies permitted to project up to the boundary Bunbury Crescent Nil	Nil
210	Kensington Street 3m to walls, with nil to verandahs and balconies	Bunbury Crescent (north) 1m, with nil to verandahs and balconies Bunbury Crescent (east) Nil	Nil
211 – 214	Kensington Street 3m to walls, with nil to verandahs and balconies	Bunbury Crescent Nil	Nil
215 - 216	Kensington Street 3m to walls, with nil to verandahs and balconies and	Renaissance Avenue 1m, except awning or canopy may project 1.5m over boundary	Nil

Lot	Primary Street	Secondary Street	Side/Rear
	awning or canopy may project 1.5m over boundary	Bunbury Crescent Nil	
217 – 222	Kensington Street 3m to walls, with nil to verandahs and balconies	Bunbury Crescent Nil	Nil
223	Kensington Street 3m to walls, with nil to verandahs and balconies	Premier Lane 1m, with nil to verandahs and balconies Bunbury Crescent Nil	Nil
224	Kensington Street 3m to walls, with nil to verandahs and balconies, and awning or canopy to within 0.6m of road edge.	Tully Road Ground floor: Nil for non-residential, or 3m for residential. Awning or canopy may project up to 0.6m of road edge. Upper floor: 3m (residential and non-residential)	Nil
225-228	Tully Road 3m to walls, with nil to verandahs and balconies	Bunbury Crescent Nil	Nil
229	Tully Road (west) 3m to walls, with nil to verandahs and balconies	Tully Road (north) 1m, with nil to verandahs and balconies Bunbury Crescent Nil	Nil
230-242, 1000	3m, with balconies permitted to project within 1m of boundary	1m, with balconies permitted to project up to the boundary	Nil

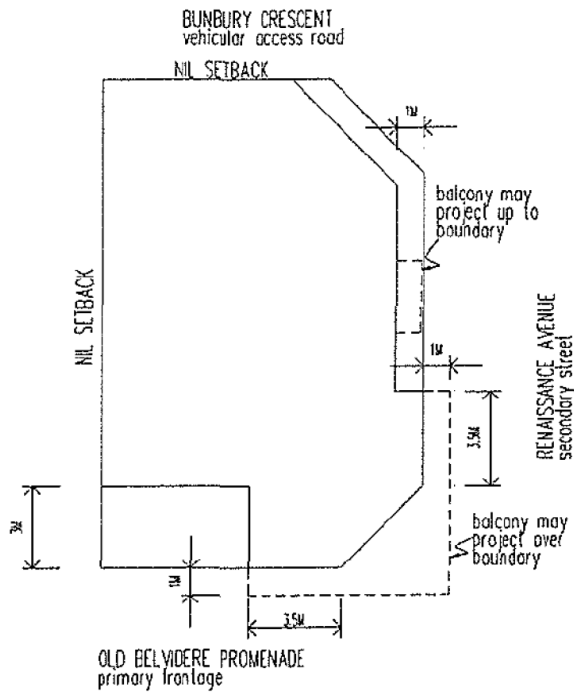


Figure 2. Setbacks for Lots 180, 181, 199 & 200

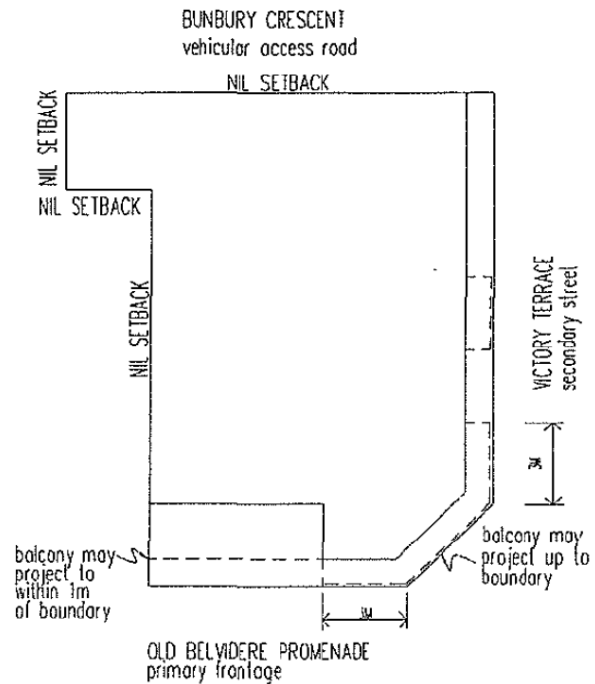


Figure 3. Setbacks for Lots 172 & 288

4.2 Building Envelopes and Heights

- (a) The height and bulk of each building is to be contained within a prescribed building envelope depicted in Figures 4 to 17 and heights in Table 4.
- (b) The local government may approve a projection for a landmark feature which in its opinion contributes to the character and identity of the area without affecting the amenity of surrounding properties. Building envelopes define the limits of building bulk. It is not intended that the building profiles should mirror the building envelope. Rather the building form must be contained within the envelope. It should be noted that:
 - i. Heights of building envelopes are from the finished ground levels of streets, lanes or retaining walls at the perimeter of the lot as per the building envelope diagrams.
 - ii. Projections may be approved for elements such as chimneys, dormer windows and gables.
 - iii. Balconies, awning structures and verandahs may project beyond the building envelope in accordance with the specific requirements applicable to these features.
 - iv. Building envelopes must be considered in conjunction with plot ratio, site coverage, open space and setback requirements.
 - v. Where the heights specified in this policy are inconsistent with the heights specified in Special Control Area No. 2 – Royal Perth Hospital Flight Path Protection under LPS3, whichever are the lower heights shall apply.

Table 4. Building Heights

Lot number	Maximum Height (Storeys)
1-4, 224	4 storey maximum, with mezzanine or loft level permitted within the roof structure.
157, 158, 210-223, 225-229	3 storey maximum, with mezzanine or loft level permitted within the roof structure.
159-166, 170, 171, 173-179, 182-198, 201-207, 230-242, 1000	2 storeys at Old Belvidere Promenade, Tully Road and Victory Terrace with lofts permitted within the roof form.
168	3 storey plus undercroft, with mezzanine or loft level permitted within the roof structure.
169	7 storey plus undercroft, with mezzanine or loft level permitted within the roof structure.
172, 180, 181, 199, 200, 208	Generally 2 storeys at Old Belvidere Promenade with lofts permitted within the roof form. 3 storey corner tower element with lofts permitted within the roof form (refer to the applicable building envelope diagrams).

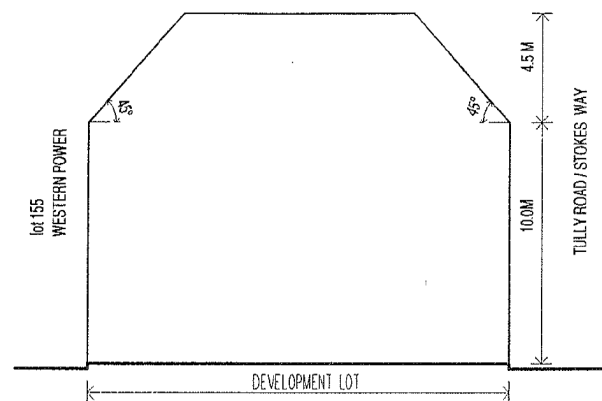


Figure 4. Building Envelope for Lots 157, 158

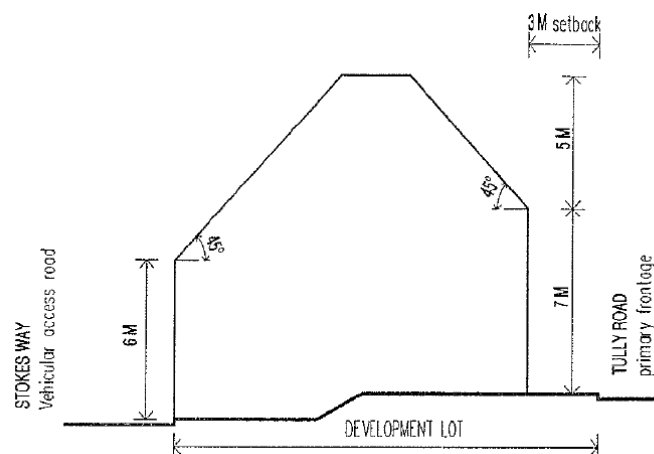


Figure 5. Building Envelope for Lots 159-166

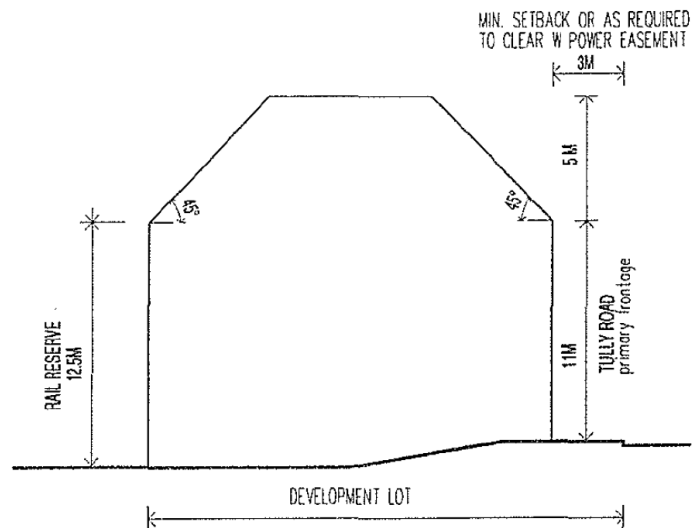


Figure 6. Building Envelope for Lot 168

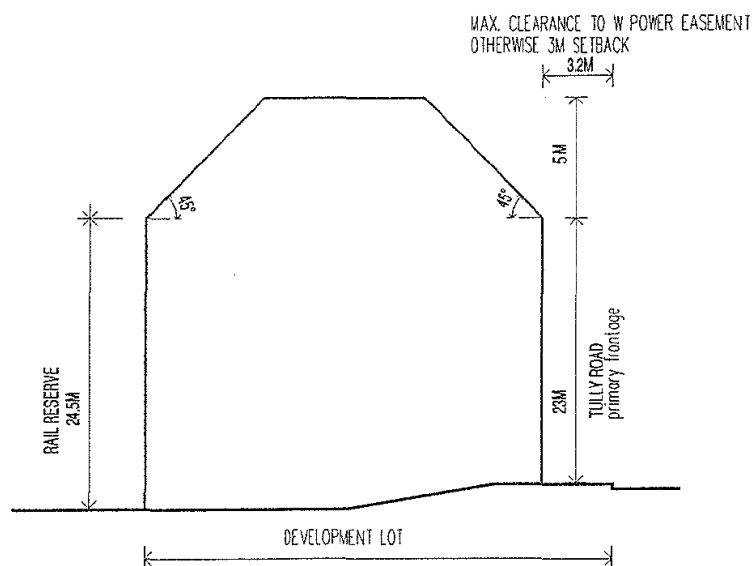


Figure 7. Building Envelope for Lot 169

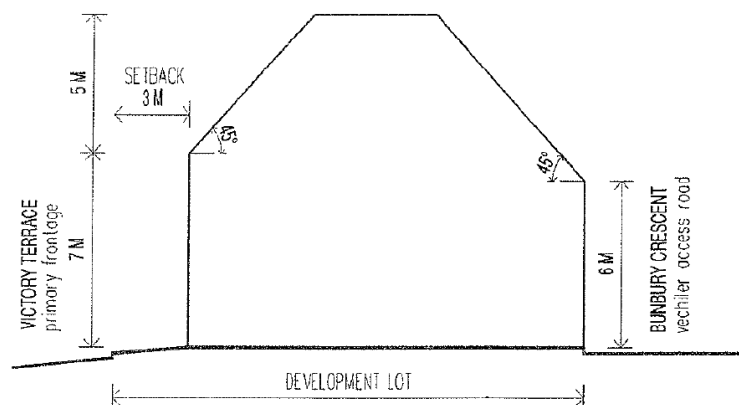


Figure 8. Building Envelope for Lots 170 & 171

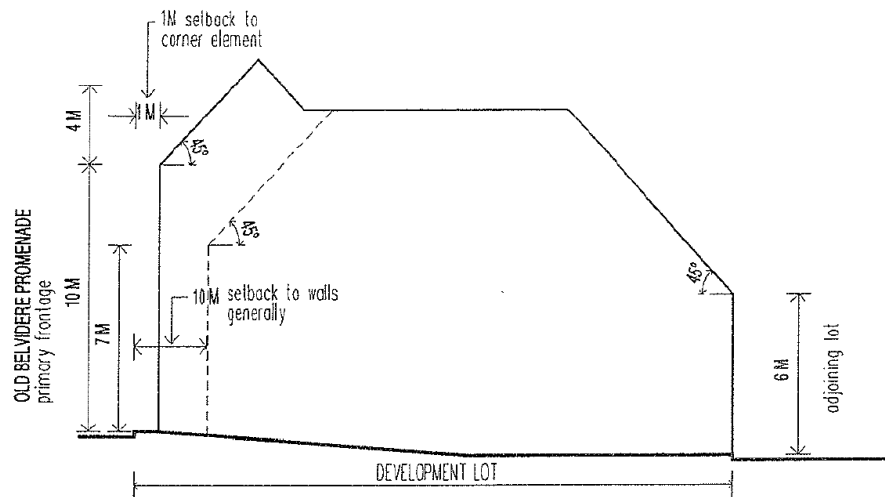


Figure 9. Building Envelope for Lots 172 & 208

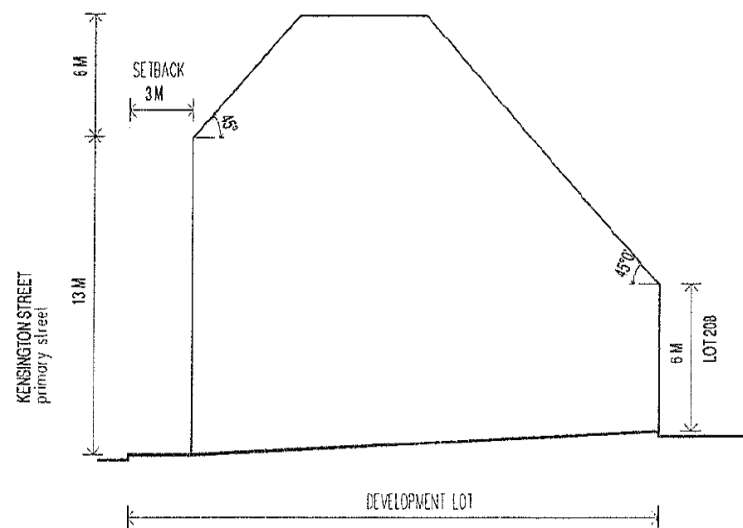


Figure 6. Building Envelope for Lots 1-4

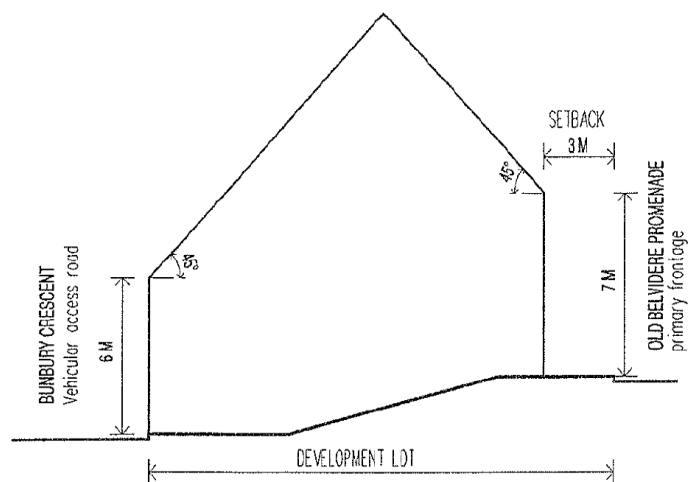


Figure 7. Building Envelope for Lots 173-179, 182-185, 195-198 & 201-207

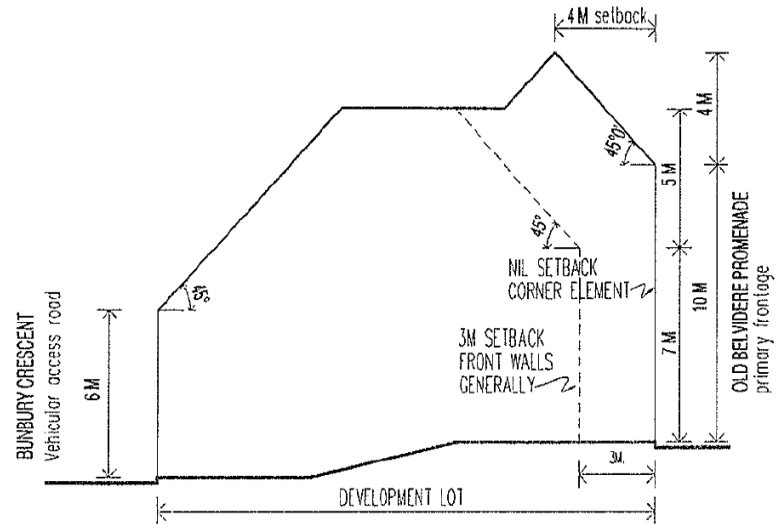


Figure 8. Building Envelope for Lots 180, 181, 199 & 200

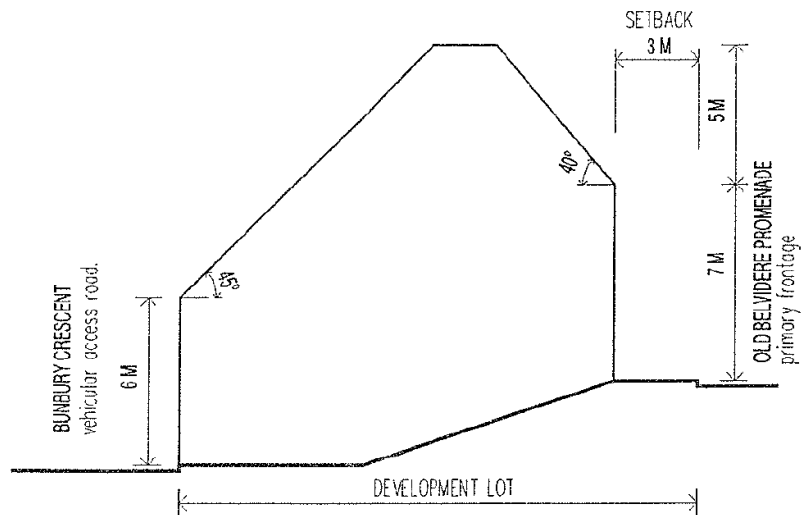


Figure 9. Building Envelope for Lots 186-194

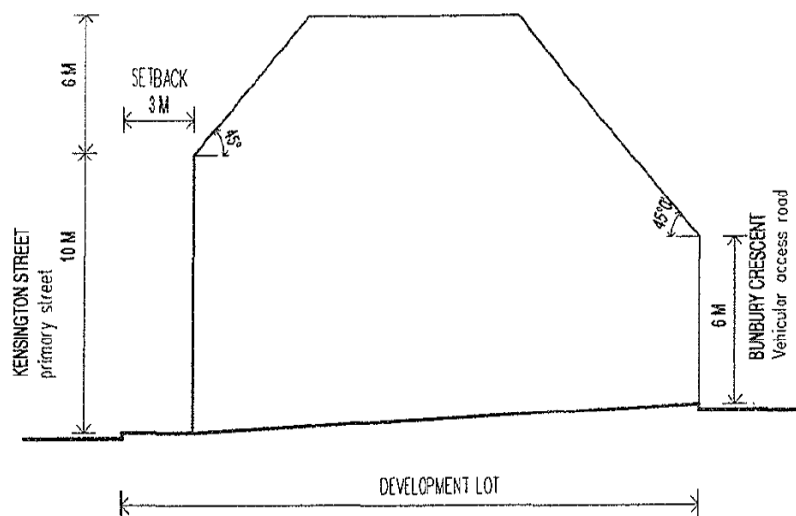


Figure 10. Building Envelope for Lots 210-233

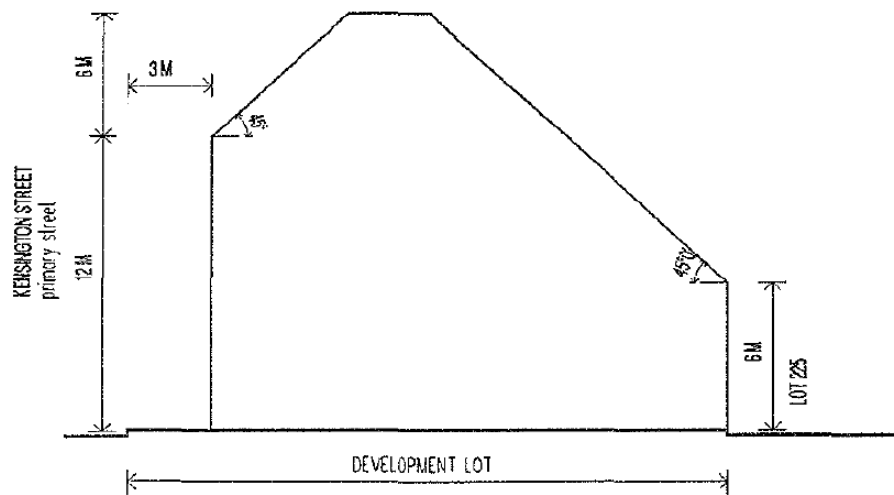


Figure 11. Building Envelope for Lot 224

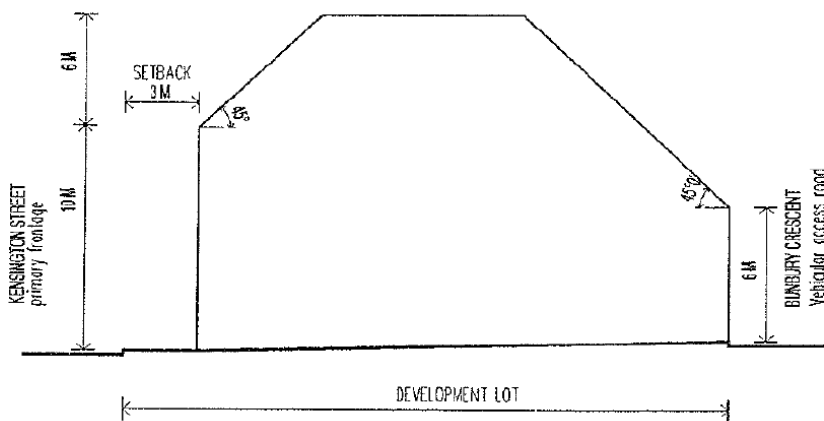


Figure 12. Building Envelope for Lots 225-229

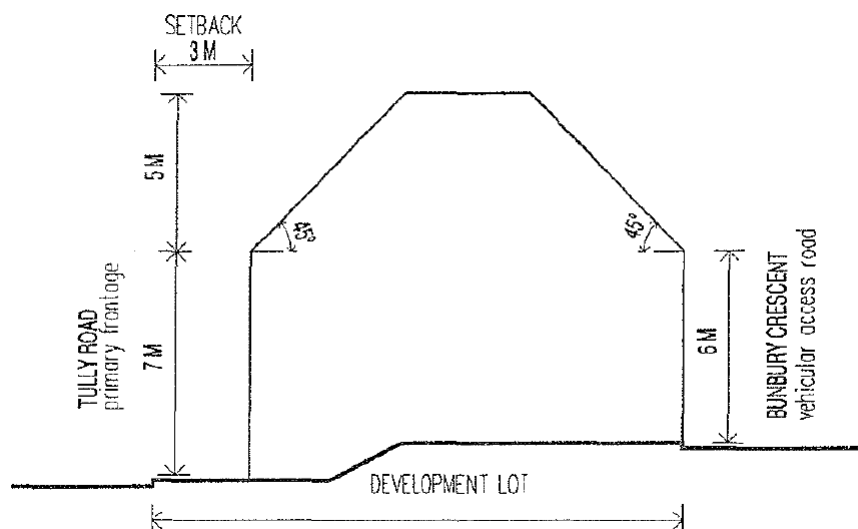


Figure 13. Building Envelope for Lots 230-242, 1000

4.3 Vehicle Access

4.3.1 Crossovers

- (a) Crossovers are to be as indicated in Figure 18 for lots 157, 158, 168 and 169. For all other lots, vehicular access to lots is generally off laneways.
- (b) Crossovers are to be to the local government's specifications and at the developer's expense.

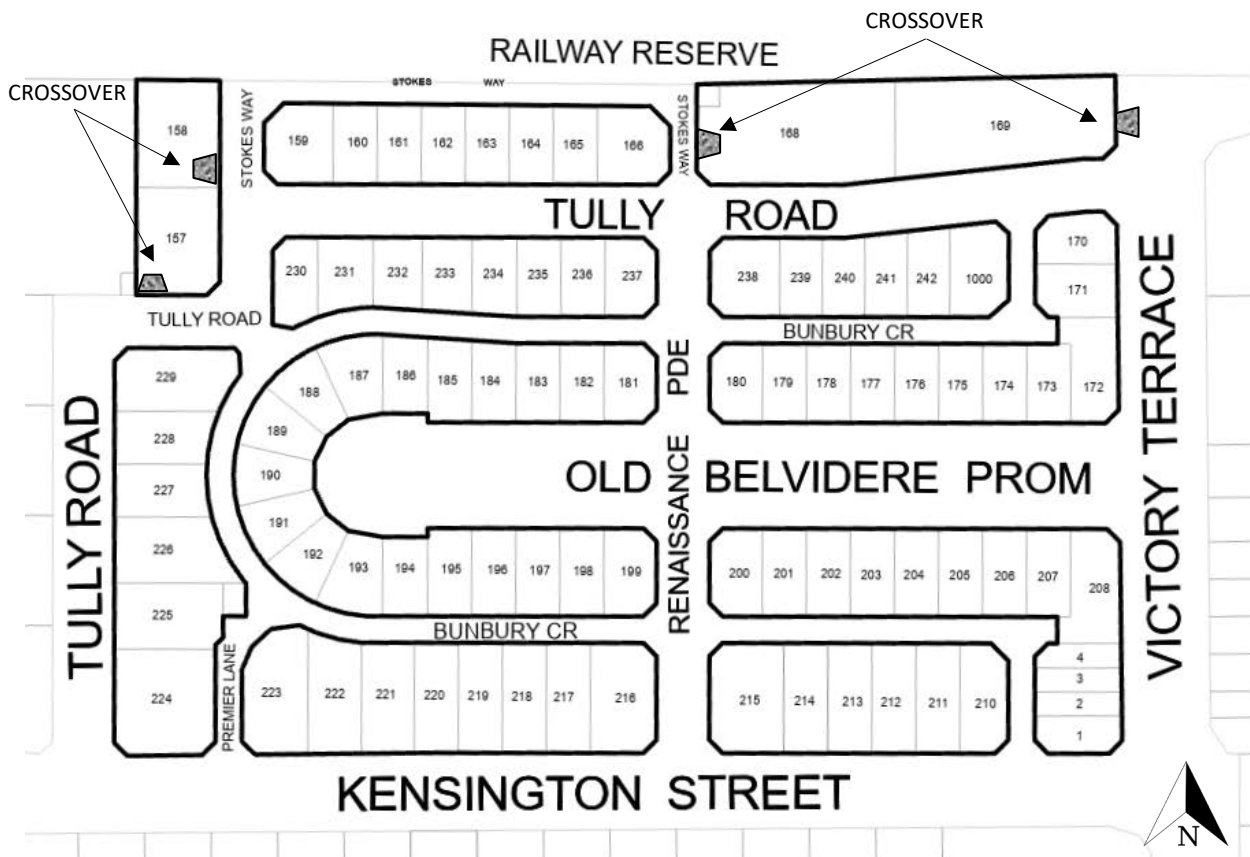


Figure 14. Prescribed Crossover Locations

4.4 Proportion of Openings

- (a) All openings are to be of a vertical or square proportion. No openings apart from door/window combinations and shopfront openings are permitted to be wider than they are high unless they fit into an overall composition which complies with the spirit of this clause and are integral to the architectural merit of the project.

4.5 Roof Materials

- (a) Permitted roofing materials are set out in the special lot provisions.
- (b) Shade cloth and profiled clear acrylic roof sheeting is not permitted where visible from public spaces.

4.6 Retaining Walls and Fences

- (a) Materials used for dividing fences are to be compatible with those used on the front fence or for the building and may be of solid construction.
- (b) Generally front retaining walls and fences are to be constructed of masonry or stone with visually permeable infill panels. There are varying height requirements for retaining walls and front fences within the different special lot provisions.
- (c) Fibre cement, profiled sheet metal and timber lap picket dividing fences are not permitted.
- (d) Dividing fences are to match the height of the front fence for a distance of 1m back from the front boundary and may then rake or step up to a maximum of 1.8m above the adjoining paved level.

4.7 Letterboxes

- (a) Letterboxes shall front the primary street boundary and are not permitted to rear or side laneways.

4.8 Landscape

- (a) In order to increase on-site water absorption and reduce run-off, permeable segmental pavers are to be generally used for all hard paving surfaces. Within commercial lots, bitumen or concrete paving will be considered for use in service areas subject to truck usage, pending a satisfactory stormwater drainage design being submitted.
- (b) Where paving inside a lot abuts and is visible adjacent to paved surfaces in streets, the new paving should be co-ordinated in colour, texture and scale with the surface in the public area.
- (c) Select suitable tree species which will mature to a size, form and scale which relate to, but do not overwhelm the building mass. The careful selection of plant species to minimise water consumption requirements is also encouraged.

4.9 Services

- (a) Lots are provided with service easements for the connection of water, gas and electrical services. All meters are to be contained within the easement with its screening or other architectural treatment to be integrated into the overall landscape and building design.
- (b) All pipes and wired services, air conditioners, evaporative coolers, clothes drying areas, TV antennae, satellite dishes and hot water storage tanks are to be concealed from street and public area view.
- (c) Solar panels and solar water heaters may be visible where they are in the same plane as the roof and there is no alternate location that can provide a similar level of solar efficiency.
- (d) The location of air conditioner plant, clothes drying areas, hot water units, solar panels and solar water heaters and bin storage areas are to be shown on plans submitted for both development approval and building permit application.
- (e) All air conditioning and evaporative cooling plant shall be located and acoustically screened so as to minimise the level of noise intrusion into neighbouring properties to within the limits set out by the *Environmental Protection Act 1986: Environmental Protection (Noise) Regulations 1997*.

- (f) A stormwater drainage plan is to be provided with all building permit applications and is to satisfy the 10 year worst case flood standard.
- (g) All stormwater is to be contained within the site. Connection to the local government's stormwater drainage system will not be permitted.
- (h) Domestic rubbish bin storage areas are to be provided within property boundaries and are to be screened from public view. Where possible these areas should be combined with and incorporated into service easements.
- (i) A number of lots will be required to accommodate public laneway light fittings attached to the buildings (at the local government's expense). Public lighting will be installed by the local government to all laneways (Stokes Way, Bunbury Crescent) once all affected buildings are constructed. These lights will be installed on rear walls/fences and buildings on the rear boundary at a height of 3m. Arrangements for wiring and fitting appropriate cover plates will need to be made at the building permit application stage. Appropriate electrical safety signage will be required to be installed in each lot's switchboard advising that laneway lighting is on a separate circuit. This requirement applies to lots 159, 160, 162, 164, 166, 170, 174, 176, 178, 180, 181, 183, 185, 187, 188, 189, 190, 191, 192, 193, 195, 197, 199, 200, 202, 204, 206.

5. Special Lot Provisions

5.1 Area 1: Lots 1 - 4, 157, 158, 210-229

5.1.1 Desired Character

This unique parcel of land separates the single residential component of the area from both the existing commercial usage areas. These lots are considered an important transitional area suitable for a mixture of residential and commercial (or "home/business") development. Development is to be predominantly residential in nature, with commercial development generally to be at ground floor level although a minor commercial component is permitted on upper floors.

With over half of the Kensington Street frontage comprised of 10m wide lots, the opportunity exists to develop a strong vertical rhythm to the streetscape.

It is envisaged that most individual lots will be developed to accommodate both residential and commercial usages with the business component required to be predominantly located at ground floor level.

The intent is to synthesise elements of commercial and residential design to provide a built form which is contemporary in nature and provides a strong pattern for the anticipated eventual redevelopment of the existing commercial development on the south side of Kensington Street.

5.1.2 The Use of Red Brickwork

- (a) As a unifying element and heritage reference, all developments are required to contain a component of red clay face brickwork on external walls visible from Kensington Street, Tully Road and Stokes Way. This may be in conjunction with other finishes such as rendered/painted masonry, glazing, metal cladding.

- (b) Red brickwork which complements the traditional patterns and form existing in the area (such as that in the former Boans Warehouse) will be required. Appropriate brickwork will make reference to such matters as types of bond, colour, size and jointing.

5.1.3 Access and Parking

- (a) Access for on-site parking shall be off Bunbury Crescent and Premier Lane, apart from lots 157 and 158 where access shall be off Tully Road and Stokes Way. Refer to Figure 18.
- (b) Front pedestrian access shall be off Tully Road, Stokes Way, Kensington Street and Victory Terrace.

5.1.4 Security

- (a) Building design should contribute to the creation of a safe environment for occupants and customers by creating open public spaces which are easily monitored from both inside and outside the building.
- (b) Physical design elements such as landscape features, raised planters, bollards and raised ground floor window sill heights should be considered as deterrents to vehicle ramming.
- (c) The parking areas off Bunbury Crescent should preferably be secured with lockable garage doors.

5.1.5 Floor Levels

- (a) Ground floor levels to all lots must be set at or above the adjacent footpath level at the Tully Road, Kensington Street and Stokes Way frontages.
- (b) The maximum level a ground floor may be set at, is 0.6m above the adjoining footpath level.
- (c) Where floor levels of commercial units are higher than adjoining footpath levels, pedestrian access must be ramped.

5.1.6 Retaining Walls and Fences

- (a) The combined height of retaining walls and fences is not to exceed 1m with piers not to exceed 1.2m above the adjacent footpath in Kensington Street, Tully Road and Stokes Way (see Figure 20).
- (b) Where property owners fill sites to a maximum of 0.6m above the adjoining ground levels it is their responsibility to set footings below the existing ground level and to provide appropriate retaining.
- (c) Where property owners excavate below existing ground levels it is their responsibility to maintain the structural integrity of pre-existing walls, fences and retaining walls on adjoining properties.

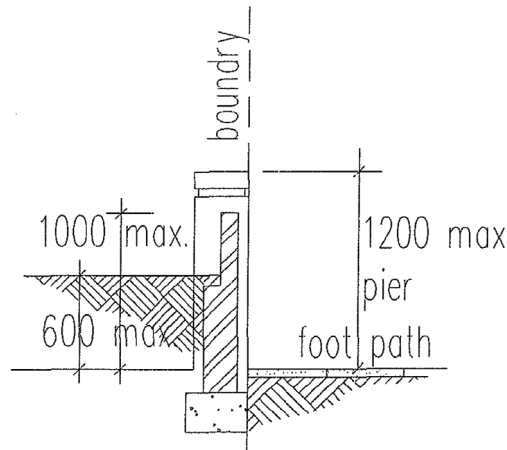


Figure 15. Fence detail

5.1.7 Balconies, Verandahs and Awnings

- (a) Awning and canopy structures which project no closer than 0.6m from the road edge are permitted to lots 1- 4, 157, and 224.
- (b) Awnings and canopy structures which project no further than 1.5m over the property boundary are permitted to lots 215 and 216.
- (c) Awning, balcony, or verandah structures for all other lots are to be contained wholly within the property boundary.
- (d) Awning structures over footpaths are not to be built over street parking bays and allowance should be made to accommodate the unimpeded growth of any nearby street tree.
- (e) Awning structures over footpaths are to be cantilevered or suspended. Post or column supports will not be permitted.
- (f) Awning structures over footpaths are to be roofed in sheet metal, tensible membrane fabric, polycarbonate sheeting etc. Canvass or tiles are not permitted.
- (g) An awning must have a clearance above footpath level of 3.3m min.
- (h) The preferred form of awning roof structures is lightly framed with fine design lines. The maximum depth of any fascia to a pedestrian awning is to be 300mm with signage prohibited from the face or on top of the fascia.
- (i) Post or column supports are permitted to balcony and verandah structures contained wholly within the property boundary.

5.1.8 Balustrade

- (a) Aluminium or cast-iron lace work is not permitted.

5.1.9 Signage

- (a) Signs on buildings may be located in an approved combination of the following (refer Figure 21):
 - i. Suspended beneath awning structures over footpaths or awning/verandah structures within the property at right angles to the building, provided that there is a minimum clearance between the bottom of the sign and the pavement of 2.7m and the maximum dimensions of the sign are 2m in length, 600mm high and 0.9m² in area.

- ii. Above door and window transoms on ground floor facades, provided that no such sign is more than 400mm high. The maximum area of such signs will be determined by the local government taking into account the scale and design of the building.
- iii. On ground floor windows provided that the sign is limited to 15% of the glazed area of the window and non-fluorescent colours used.
- iv. Vertical wall mounted signs not to exceed 450mm wide or 1.5m high.
- v. Flush wall mounted/painted signs.

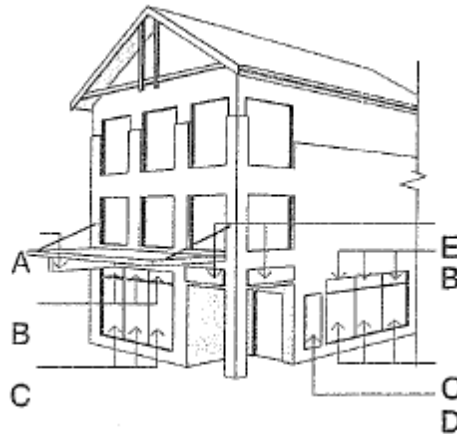


Figure 16. Permitted sign locations.

- (a) The following signs are not permitted on buildings:
 - i. Signs above the first floor level;
 - ii. Fascia signs to pedestrian awning structures;
 - iii. Internally illuminated signs;
 - iv. Flashing signs;
 - v. Rotating or moving signs;
 - vi. Box like or three-dimension signs;
 - vii. General advertising signs; and
 - viii. Pylon signs.

5.1.10 Building Form

- (a) Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies, and bay windows should be used to project visual interest.
- (b) The public faces of buildings should be detailed in order to provide richness and variety with accentuated elements aimed at reducing the perceived building bulk.
- (c) Roofs are to be pitched between 30° and 45° with gable forms addressing the street preferred. The provision of parapets with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.
- (d) Roofs shall be:

- i. Coloured corrugated metal decking in Surfmist, Paperbark, Dune, Shale Grey, Woodland Grey, Windspray or equivalent colours.
 - ii. Zincalume finish may be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
 - iii. Slate or slate look roof tiles, preferably in light colours in keeping with energy efficiency principles.
- (e) Extra height at corners through the use of parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. Consideration should be given to such treatment for lots 1-4 and 224 (4 storey maximum) to contain the otherwise 3 storey elevation of Kensington Street. Refer to the relevant building envelope diagrams for the potential for such elements.
- (f) Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows or the like.
- (g) The use of the tilt up construction method may be approved provided it can be demonstrated that the requirements relating to articulation, detail and blank walls have been satisfied.
- (h) Wall finishes should be predominantly in combination of the following:
 - i. "Red" clay face bricks as previously described
 - ii. Concrete face blocks
 - iii. Painted or coloured renders in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base and limewash colours
 - iv. Glazed shopfronts
 - v. Sections of coloured corrugated metal cladding, particularly on upper floors with colours as described under "Roof Materials".
 - vi. Sections of stained or painted timber cladding, particularly on upper floors.
- (i) The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct sunlight.
- (j) The use of obscure glass is generally not permitted for major openings or windows adjoining pedestrian or public areas.
- (k) The use of glass blocks may be approved where it can be demonstrated that they fit into a composition which complies with the spirit of the guidelines and are integral to the architectural integrity of the project.

5.2 Area 2: Lots 159-166, 170-171, 172-208, 230-242, 1000

5.2.1 Desired Character

The "grand" nature of Old Belvidere Promenade with its crescent shaped termination, provides a formal setting for a built form of terrace housing focussing on a communally shared facility in the landscaped, central pedestrian spine.

The east-west axis of Old Belvidere Promenade links to the residential development and the Swan River beyond, while the north-south axis of Renaissance Avenue provides a pedestrian link to

Claisebrook Inlet and Haig Park.

The built form addressing this key intersection should reinforce the emphasis of this central focal point. Design issues relating to this intersection and others are addressed in the clauses relating to corner lots and setbacks and the specific building envelope diagrams.

5.2.2 Access and Parking

- (a) Access for on-site parking shall be off Bunbury Crescent and Stokes Way.
- (b) Primary pedestrian access shall be off Old Belvidere Promenade, Tully Road and Victory Terrace.

5.2.3 Security

- (a) Building design should contribute to the creation of a safe environment for residents by avoiding the formation of "blind spots" which are difficult to monitor from the residence or street.
- (b) External areas such as courtyards should be well lit, preferably with light fittings connected to motion sensors for automatic operation.
- (c) Parking areas off Bunbury Crescent and Stokes Way should be secured with lockable garage doors.

5.2.4 Floor Levels

- (a) Ground floor levels to all lots must be set at or above the adjacent footpath level at the Old Belvidere Promenade, Victory Terrace, and Tully Road frontages.
- (b) The maximum a ground floor level may be set at is 0.6m above the adjoining footpath level.

5.2.5 Retaining Walls and Fences

- (a) The combined height of retaining walls and fences is not to exceed 1m, with piers not to exceed 1.2m above the adjacent footpath in Old Belvidere Promenade, Tully Road and Victory Terrace.
- (b) Where a site is filled to a maximum of 0.6m above the adjoining ground level, it is the property owner's responsibility to set footings below the existing ground level and to provide appropriate retaining.
- (c) Where excavation is to occur below existing adjoining ground levels, it is the property owner's responsibility to maintain the structural integrity of pre-existing walls and fences on the affected adjoining properties.
- (d) Front fences for Lots 186-194 shall be:
 - i. Construction of masonry piers/fencing shall be in accordance with Figure 22. Infill panels and gates to the property owners design (in steel or timber pickets) shall be painted white.
 - ii. The entry gate to each lot shall be located at the centre point of the front boundary. Piers at adjoining property boundaries shall be built centrally over the boundary.
 - iii. It is the responsibility of the property owner first constructing a front fence to complete piers at the adjoining boundaries.
 - iv. All masonry piers/fencing shall be finished in sand finish render and painted.

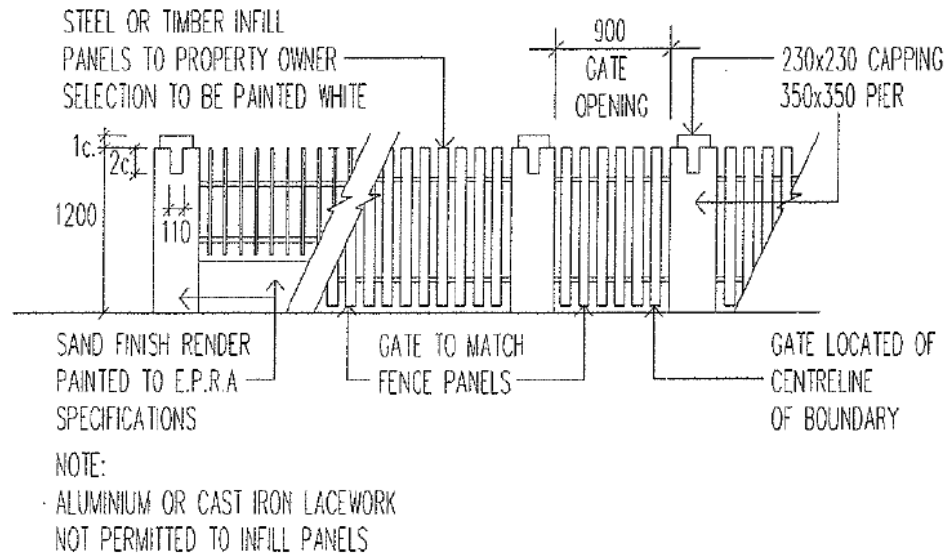


Figure 17. Front Fence Details

5.2.6 Balconies

- (a) The use of balconies to assist in the composition and articulation of buildings is encouraged. Balconies should be large enough to be of practical use, with a minimum dimension of 1.5m and wherever possible protected by solar shading devices.
- (b) The use of balconies and terraces as private open space is encouraged.
- (c) Juliette balconies (a small balcony with a maximum depth of 750mm) are permitted but will not be counted as private open space.
- (d) Balconies and decks may project into the front setback by 2m.
- (e) A balcony or terrace must be set back a minimum of 1m from any adjoining lot. Any balcony or terrace set back less than 2m from an adjoining lot must incorporate an approved screen (minimum 1.8m high) on that side.

5.2.7 Balustrades

- (a) Aluminium or cast-iron lace is not permitted.

5.2.8 Building Form

- (a) Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.
- (b) The public faces of buildings should be detailed order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk.
- (c) Roofs are to be pitched between 30° and 45°. The provision of a parapet with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs.
- (d) In view of the objective of obtaining a cohesive built roof form following the curve generated by the radiating nature of these lots, all roofs are to pitch away from the street boundary at 40° with a minimum roof pitching height of 6.5m and with dormer forms and

minor gables permitted to project from the pitched roof plane toward the street. The heights and levels of roof ridges, pitching points, gutters, eaves and parapets must match the adjoining property or vary by a minimum of 500mm.

- (e) Roofs shall be:
- i. Coloured corrugated metal decking in Surfmist, Paperbark, Dune, Shale Grey, Woodland Grey, Windspray or equivalent colours.
 - ii. Zincalume finish will be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
 - iii. Tiles or slate, preferably in light colours in keeping with energy efficiency principles.
- (f) The construction of a freestanding or attached entry portico on the front boundary may be permitted provided that:
- i. The design is integral to that of the main building.
 - ii. The wall finish matches that of the main building or front boundary walls.
 - iii. The roof material matches that of the main building.
 - iv. The roof pitch matches or is steeper than that of the main building.
 - v. Where a parapet is proposed to an attached portico, it is to be integral with an element of the main building such as the balustrade to a balcony or terrace.
 - vi. The height of the portico above the paved level does not exceed 4.5m for pitched roofs and 3.5m for parapets (2 storey entry portico are not permitted).
 - vii. A free-standing column and beam entry portico may be permitted where it can be demonstrated as being an integral landscape element.
- (g) Extra height at corners through the use of parapets, tower elements or similar features helps to give prominence to these buildings and is therefore encouraged. Key intersections are:
- i. Old Belvidere Promenade / Renaissance Avenue:
 - This is the major intersection within the residential area. The "grand" nature of Old Belvidere Promenade is a point of focus, marked by the lineal pedestrian park and its associated landscape features.
 - The built form to lots 180, 181, 199 and 200 should reinforce the civic nature of this space with key elements focussing on the intersection (refer to the clause covering setbacks and the building envelope diagrams for these elements).
 - ii. Old Belvidere Promenade / Victory Terrace:
 - This T-junction forms the entry point into Old Belvidere Promenade, connecting the intersection with Victory Terrace with the Mardelup Park and the Swan River foreshore.
 - Lots 172 and 208 are ideally located to provide an entry statement into the promenade through the construction of tower elements addressing the intersection which may also take advantage of the vista down the pedestrian way to the river (refer to the clause covering setbacks and the building envelope diagrams for the potential to develop these elements).
- (h) Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front

elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.

- (i) Tilt up or precast concrete construction methods are not permitted within the residential lots, other than for side walls adjacent to other lots where Nil setback requirements have been predominantly observed.
- (j) The following construction materials are acceptable:
 - i. Red or Terracotta face bricks
 - ii. Natural stone including limestone
 - iii. Rammed earth or limestone
 - iv. Painted or coloured render in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base and "limewash" colours.
 - v. Light weight cladding in the form of painted or stained weatherboards or sheet timber panels, painted fibre cement panels or corrugated metal sheet (custom orb or mini orb profile) as minor portions of the building elevation.
 - vi. The well considered use of a combination of the above finishes. Changes in finish to separate the ground floor from the upper or parts of the upper floors are encouraged.
- (k) The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct summer sunlight.
- (l) The use of obscure glass is generally not permitted for major openings or windows adjoining pedestrian or public areas.

5.2.9 Private Open Space

- (a) All private open space is to be of useable area and dimension. All dwellings must have access to ground level private open space with a minimum dimension of 4m x 4m.
- (b) The provision of additional private open space is encouraged. This may be provided as a balcony, deck or roof terrace.
- (c) Private open space must be open directly off a living area and where possible should be north facing.
- (d) Roof terraces greater than 4m x 4m in dimension should have a roof or shade structure covering a portion of the terrace which is consistent with the scale and elevation of the dwelling and assists with climate control.
- (e) All private open space must be designed to minimise overlooking of adjoining properties and maximise privacy for its users.

5.3 Area 3: Lot 168 and 169

5.3.1 Desired Character

Lots 168 and 169 constitute the only significant multiple residential sites within the area and as such, present unique development opportunities. Lot 169 in particular can provide a significant landmark element which will be visible from both inside and outside the area and which will enable upper floors to maximise views toward the Darling Escarpment and the city.

Development on these lots is required to provide a robust and clear expression of articulated building forms, with lot 168 making reference to the scale, height and character of the mixed use and residential

components of the area and lot 169 providing a contemporary tower element which emphasises the termination of Victory Terrace.

5.3.2 Access and Parking

- (a) Access for on-site parking shall be via crossovers provided from Stokes Way (Lot 168) and Victory Terrace (Lot 169). Refer to Figure 18.
- (b) On site parking is to be screened from public view with the preferred location within a basement/undercroft.
- (c) Primary pedestrian access shall be off Tully Road and Victory Terrace.
- (d) Occupants must be able to access any basement parking from within the building.

5.3.3 Security

- (a) Building design should contribute to the creation of a safe environment for residents by avoiding the formation of "blind spots" which are difficult to monitor from units or the street.
- (b) External areas should be well lit, preferably with light fittings in public areas connected to photo-electric cells for automatic night-time operation.
- (c) Parking areas should be secured with automatic security gates.

5.3.4 Retaining Wall and Fences

- (a) The combined heights of solid retaining walls and fences are not to exceed 1.8m when measured from the adjacent footpath (max pier height 2m). Where a solid fence extends from a retaining wall the materials should be integrated. Walls should be detailed to minimise the sense of bulk and scale.
- (b) Where the ground or floor levels of adjoining properties differ, it is the property owner's responsibility to maintain the structural integrity of pre-existing walls and fences on the adjoining property.

5.3.5 Balconies

- (a) The use of balconies to assist in the composition and articulation of buildings is encouraged.
- (b) Balconies should be large enough to be of practical use, with a minimum dimension of 2m and wherever possible protected by solar shading devices.
- (c) The use of balconies and terraces as private open space is required on upper floors.
- (d) Juliette balconies are permitted but will not be counted as private open space.

5.3.6 Balustrades

- (a) Aluminium or cast-iron lace is not permitted.

5.3.7 Building Form

- (a) Building forms are required to be articulated (broken into distinct visual elements). Projections such as verandahs, awnings, canopies, balconies and bay windows should be used to project visual interest.
- (b) The public faces of buildings should be detailed in order to provide richness and variety, with accentuated elements aimed at reducing the perceived building bulk.

- (c) Roofs are to be pitched between 30° and 45°. The provision of a parapet with a shallow roof pitch beyond may be considered where integral to the architectural design. Lower pitches are permitted to awnings and verandah roofs. Where lifts are included, the lift overrun is to be incorporated within the pitched primary roof structure.
- (d) Roofs shall be:
 - i. Coloured corrugated metal decking in Surfmist, Paperbark, Dune, Shale Grey, Woodland Grey, Windspray or equivalent colours.
 - ii. Zinalume finish will be permitted where it can be demonstrated that glare and reflectivity will not be a problem to neighbouring properties or surrounding activities.
 - iii. Tiles or slate, preferably in light colours in keeping with energy efficiency principles.
- (e) Blank walls abutting public spaces are not permitted. Walls are to be detailed to provide visual interest and where built up to public boundaries are to be treated as "front elevations" containing elements such as openings, recesses, balconies, awnings, canopies, verandahs and windows.
- (f) The use of the tilt up construction method may be approved provided it can be demonstrated that the aforementioned requirements relating to articulation, detail and blank walls have been satisfied.
- (g) Should be predominantly a combination of the following finishes:
 - i. Red or Terracotta face bricks
 - ii. Concrete face blocks
 - iii. Natural stone including limestone
 - iv. Rammed earth or limestone
 - v. Painted or coloured render in ochres, terracottas, reds, earthy blues/greens, greys with an earthy base or "limewash" colours.
 - vi. Light weight cladding in the form of painted or stained weatherboards or sheet timber panels, painted fibre cement panels or corrugated metal sheet (custom orb or mini orb profile) as minor portions of the building elevation.
- (h) The use of reflective glass is not permitted. Exterior shading devices should be used where it is necessary to protect windows from direct sunlight.
- (i) The use of obscure glass is generally not permitted for major openings or window adjoining pedestrian or public areas.

5.3.8 Private Open Space

- (a) Dwellings must be provided with private open space in the form of a balcony, deck, terrace or a courtyard with a minimum dimension of 4m x 4m for ground floor units.
- (b) Private open space must open directly off a living area and where possible should be north facing.
- (c) Roof terraces greater than 4m x 4m in dimension should have a roof or shade structure covering a portion of the terrace which is consistent with the scale and elevation of the building and assists with climate control.
- (d) All private open space must be designed to minimise overlooking of adjoining properties and maximise privacy for its users.

5.3.9 Power easement

- (a) A Western Power Corporation easement extends along the Tully Road lot frontages and traverses lot 168 to the Railway Reserve. The construction of building structures over the power easement is prohibited.